

Queen's Landing Thursday Digest

February 19, 2026

Hello QL Neighbors,

SUMMARY of topics this week:

- *The hungry thank you*
- *Lecture series – next up*
- *Yard sale coming*
- *Please sweep your balconies and decks*
- *Comcast installation update*
- *Unit maintenance requirements kicking in soon*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Thank you!

Haven Ministries sends a heartfelt thank you to all of you who contributed to the food drive. Fifteen bags of food were delivered over the weekend. Let's keep the momentum going! A focus this week for Haven ministries is baking goods, cake mixes, diapers, wipes and paper towels! Canned meats are appreciated too!

Lecture Series – next up

SAVE THE DATE: **Thursday, March 26 at 6:30 in the Chester room.** Please join us for our Fourth installment of our lecture series. "**AI: What is it, And what does it have to do with me!**" We are fortunate enough to have guest speaker, Mr. Tony Loscalzo, well known and respected instructor at the Institute for Adult Learning as our presenter. This will be a non-technical description of why you were hearing about AI everywhere you go! Too much information? Maybe a delicious dessert and coffee afterward will make you feel better! Please join us!

Yard Sale coming

SAVE YOUR STUFF! The Social committee is planning a yard sale in the spring. More details will follow, but you don't want to miss this one. Organized, well advertised, upbeat, and community friendly! Hotdog and drinks will be sold. Yard Sales should be FUN. Let's do it!

Please sweep your balconies and decks

If you still have snow on your balcony or deck, it would be wise to sweep it off. No structure benefits from standing water.

Comcast Installation Update

Snow on the ground will delay some of these preparations, but Comcast did build weather considerations into their scheduling. You will see paint and flag markers around the campus as Comcast begins the installation of their access equipment. After establishing the best routes to avoid existing

underground cables and drainage lines then the trenching team will follow. The next steps will be splicing, testing, then activation. Comcast expects this phase to be complete in early April. Then they will begin marketing to unit owners. Please remember, no unit owner is obliged to sign up with Comcast. This is simply an available service.

2026 Unit Maintenance Requirements

- **Queen's Landing will continue to require**
 1. **annual dryer vent cleaning**, and
 2. **annual spring HVAC servicing** (between March and May 2026).

FirstService Residential Update – office hours

You can find someone in the office Monday-Thursday, 8-4, and Friday 8-3. Outside of those hours the Call Center is very helpful, so do stay on the line if you call 410-643-5192 during office hours and your call is transferred. For after-hours emergencies please call 800-870-0010.

Next Board Meeting – February 23, 2016

To log in please go to <https://queenslanding.org/calendar/>

Calendar and News – where to find

The Queen's Landing website is the repository of our master calendar and of community updates and news. Please check it regularly. <https://queenslanding.org/>

Governing Documents, Rules, Policies – where to find

While you can find some of these on the public website, noted above, the owner portal at <https://queenslanding.connectresident.com/> is the keeper of these resources. On the left of your opening **Dashboard**, see **Forms & Documents**, click **View All**. Then in the top center **Search Box**, type in a keyword you are seeking.

January 2026 Board Meeting Recap

January's Board Meeting was held January 26, at 7:00 pm. Many thanks to the community members who joined us in person and virtually! A lot was done to move the community forward. Due to icy conditions, the meeting was held virtually. Highlights from the meeting:

ICE, ICE, AND MORE ICE....COLD, COLD, AND MORE COLD.....

What a week. We got the triple whammy of a streak of subfreezing weather, snow, and a thick cover of ice. This made snow and ice removal much more difficult than what is typical.

The Board appreciates your frustration as well as your patience, and a special thank you to everyone who showed grace and compassion by helping neighbors where they could and letting Chester River get on with their work without interruption. A shout out too, to one of our brand-new Board members, **John Lancey**, who chairs the Maintenance Committee, and Landscape Chair, **Tracey Weaver**, who worked tirelessly through the storm and its aftermath to strategize with Chester River to clear this mess as efficiently as possible.

John would love to have more volunteers for the Maintenance Committee—please, raise your hand and help find solutions for your community!

TIME TO PARTY!

Messy, subfreezing weather does not get in the way of your intrepid Social Committee! They've organized not one—but **TWO Super Bowl Parties for February 8!** The main event will be in the Chester Room (upstairs), with the game on, a chili cookoff, and the chance to win some prizes and cash! For those not particularly interested in football, or the teams playing, join your like-minded neighbors at the Super Bowl Café in The Landing (downstairs) for wine, apps, and social time! Check out the flyers on your mailbox for more information.

We are still **collecting non-perishable food items** to help Haven Ministries assist people in need at the vulnerable time after the holidays. We may have been inconvenienced by snow and ice, but many of those in our area are not as fortunate. Let's help them out.

FINANCIALS

While the final 2025 numbers are not in yet, it looks like Queen's Landing will realize a moderate loss. This is due to water damage and plumbing repairs, grading and drainage issues, snow and trash removal, and concrete repairs. Auditors start their review of the 2025 financials in March.

COMCAST

Comcast continues their work on installing infrastructure, as weather allows. You will probably start hearing from them in April about their services. Remember, this is an added available service option; no resident is under any obligation to sign up with them.

MARINA EXECUTIVE COMMITTEE UPDATE

A Marina Reserve Study has been completed, the first step in developing a plan for long-delayed repair of the bulkhead and piers. It's a big project, and won't be cheap. About half the cost – for the bulkhead – will be incurred in the next four years. The balance for the piers and docks does not need to be completed until 2039. The Marina Executive Committee and a task force set up by the MEC are methodically tackling the various options for how to fund the repairs. This is an important project, not only to the marina but to the community as a whole.

COMMITTEES NEED YOU, AND WE NEED COMMITTEES!

Committees are the real engine that move Queen's Landing. They solve problems and find solutions. Thanks to all Committee members and chairs for the hard work they do for all of us.

To keep our community the gem that it is, the Committees need YOU. It's rewarding, it's fun, and being part of the solution sure beats complaining about it. So, take your pick—there are lots of Committees still open to volunteers: Communication, Financial Management, Maintenance (including Landscape and Grounds, and Recreational Facilities), Long Range Vision and Planning, and the Social Committee. Just stop by the office for an application, check the calendar for the next meeting, or reach out to any Board Member or Committee Member. Being part of the solution sure beats complaining!

NEXT BOARD MEETING

The next Board Meeting will be **February 23, 2026**, at 7:00 pm. We'd love to see you there!

Remember, this Board Recap hits the highlights of the Board Meeting. We encourage all residents to attend these meetings—so you can hear what's happening for yourself, and so WE can hear from YOU!